



# MEMO

**To:** Mark Bryan, Belinda Boucher

**From:** Heather McGinnity

**Date:** October 15, 2021

**Re: D111320 Second Submission application for Site Plan Control, D14320 an application for a Zoning By-Law Amendment - Collingwood Harbour House**

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We have reviewed the submission and offer the following comments related to the water system components:

The application is for a Zoning By-Law Amendment and Site Plan Control have been received for a proposed six story commercial-residential multi-use building with 1056 square meters of ground floor commercial space adjacent to Huron Street, 130 residential condominium apartment units on floors 2 to 6. The parcel of land is located on 31 Huron Street.

New comments are highlighted in **BOLD**:

1. The subject property has a service located off Side Launch Way, as shown in the figure below. The size of the service should be verified by the developer. The existing service can be used for the converted use, provided the service size meets water demand needs (including fire) and the water department is in agreement the service is suitable for re-use. The proponent should confirm the size and condition of the service prior to planning for re-use. If the service is deemed not suitable for reuse, the Water Department will disconnect the service at the main, at the owner's cost, and a new service will need to be installed, at the owner's cost. The Town acknowledges the developers intention to service the property using the existing 150mm Dia. Stub. **Comment acknowledged by developer.**
2. The Town has recently implemented an Interim Control By-law (ICBL) to complete land use studies relating to water and wastewater servicing. This ICBL may impact this development's ability to proceed to construction while the ICBL is in effect. Confirmation of water servicing capacity and allocation from the Town is required prior to site plan approval. **Comment acknowledged by developer.**
3. A Functional Servicing Report should be completed detailing the required water demand calculations and speak to fire protection requirements for the building. A site servicing plan should be submitted showing the water servicing plan. Fire and domestic service must be separated at the property line with isolation valves. Please provide a drawing demonstrating 45m hydrant spacing radiuses. The Town acknowledges that water demands have been submitted. A existing fire hydrant is located directly to the North of the

property, please add this hydrant as well as the 45m hydrant radii to your site servicing drawing. Fire and domestic service has been split at the property line. Isolation valves shall be added at property line for both the fire and private service. **The Town acknowledges that the revisions have been made to drawing C101.**

4. The proposed water system will need to be added to the Town water model to ensure adequate water flow and pressure for all demands including fire. In order to do this the Town Water Department will require proposed water demands and digital plans (AutoCAD) showing the watermain layout and topographic information. This information will be forwarded to our consultants for modeling. This work is to be carried out at the developer's cost. Developer has provided this information. Water demands and site servicing drawing will be forwarded to consultant for modeling. **Water modeling results have been received from the consultant, the development will meet Town standards for servicing.**
5. As a general principal each property shall have one service and one meter. Additional meters can be added internally to measure the water use for each apartment if required. However, the municipality will have one meter, connected to one water bill. This note should be added to the engineered drawings and included on the site plan agreement. Comment acknowledged by developer.
6. It should be noted that all Town water mains and services are to be constructed in accordance with the Town Water Department standards. That is ductile iron water mains and copper services. Comment acknowledged by developer. **All watermains and water services shall be installed with a minimum obvert depth of 1.7 metres. Watermain and water service locations shall be shown on plan and profile drawings for the development.**
7. A construction water fee in accordance with the current fees and charges Bylaw is due when a building permit is obtained. Comment acknowledged by developer.
8. Any connections to the Town water system are to be installed by the Town of Collingwood Water department by live tap, at the Developer's expense. Comment acknowledged by developer.
9. Are any irrigation systems planned to be on the premises? Any proposed irrigation system connections should be identified on the design drawings. Service can be separate with dedicated meter and backflow device. Acknowledge that no irrigation system is planned for the premises.
10. The proposed facilities will require premise protection backflow prevention devices as per CSA B64.10-11/B64.10.1-11, OBC and the Towns Backflow Prevention By-law 2017-056. Required backflow prevention devices for dedicated fire lines will be determined by the premises hazard classification, and will be equal to the level of protection required for the domestic service. It should be noted that the device will require annual testing, with all associated costs the responsibility of the owner. A site survey will be required to be submitted to the backflow prevention officer at the time when a building permit application is applied for. The site survey will determine the sites hazard classification and type of

premises protection required to be installed. More information, as well as a list of Qualified Contractors can be found at <http://www.collingwood.ca/BackflowPrevention>.  
Comment acknowledged by developer.

- 11.** For the construction of a building on any lot, the owner will be required to purchase a water meter from the Town Water Department for installation in the building. At the time of purchase the owner/builder will be provided with wire, remote meter read out pad and a reduced flow meter spacer pipe. The pad is to be located beside the hydro meters and the wire run to the proposed meter location. When the meter is purchased the water service will be activated and the builder is to call the Town water department at 705-446-1581 ext 3320 and make arrangements for the customer service representative to attend site and inspect the meter. On inspection of the meter the water will be considered turned on at that time by the customer service rep for billing purposes. We suggest that a conduit is laid for the remote read out wire between the meter and the read out pad for ease of installation.  
**Comment acknowledged by developer.**

- 12.** Water meters are not to be bypassed unless authorised by the Town. **Comment acknowledged by developer.**

